099.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,128,800 / 1,128,800
					USE VALUE:	1,128,800 / 1,128,800
					ASSESSED:	1,128,800 / 1,128,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POURSHADI MEHRI/ETAL
Owner 2:	MOJAHED AHMAD
Owner 3:	
Street 1:	104 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,883 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 3078 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10883.000	602,300	4,000	522,500	1,128,800
Total Card	0.250	602,300	4,000	522,500	1,128,800
Total Parcel	0.250	602,300	4,000	522,500	1,128,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.73 | /Parcel: 366.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64593
GIS Ref	
GIS Ref	
Insp Date	11/02/18

!8036!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	602,400	4000	10,883.	522,500	1,128,900	1,128,900	Year End Roll	12/18/2019
2019	101	FV	467,400	3500	10,883.	522,500	993,400	993,400	Year End Roll	1/3/2019
2018	101	FV	467,400	3500	10,883.	447,900	918,800	918,800	Year End Roll	12/20/2017
2017	101	FV	467,400	3500	10,883.	418,000	888,900	888,900	Year End Roll	1/3/2017
2016	101	FV	467,400	3500	10,883.	358,300	829,200	829,200	Year End	1/4/2016
2015	101	FV	448,200	3600	10,883.	321,000	772,800	772,800	Year End Roll	12/11/2014
2014	101	FV	448,200	3600	10,883.	297,100	748,900	748,900	Year End Roll	12/16/2013
2013	101	FV	448,200	3600	10,883.	283,300	735,100	735,100		12/13/2012

PRINT

Date	Time
12/10/20	22:37:37

LAST REV

Date	Time
07/15/19	09:39:18
apro	
8036	

USER DEFINED

Prior Id # 1:	64593
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASON HARVEY J	26077-183		2/26/1996		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2002	395	Addition	140,000	C		G4	GR FY04	ADD 2ND FLOOR-NEW

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
10/20/1999	Meas/Inspect	256	PATRIOT
8/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10883		Sq. Ft.	Site		0	70.	0.69	4									522,541						522,500	

Total AC/HA: 0.24984 | Total SF/SM: 10883 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 522,541 | Spl Credit | Total: 522,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99113059
Const Adj.:	0.99000001
Adj $ / SQ:	122.652
Other Features:	90000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631357
Depreciation:	29042
Depreciated Total:	602314

COMMENTS

BK:14112 PG:66 646-5367, NO INSUDE ACCESS TO BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

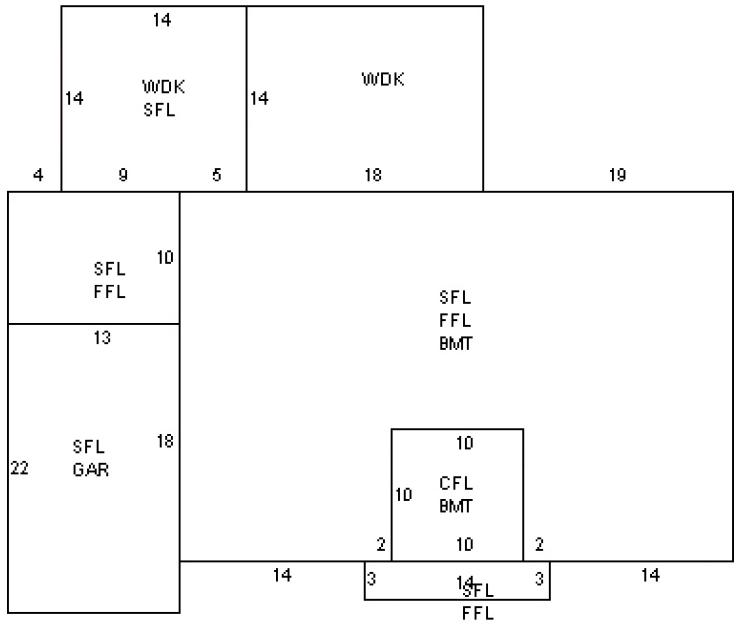
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.41
Special Features:	0	Val/Su Net:	120.75
Final Total:	602300	Val/Su SzAd	195.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,730	122.650	212,189
FFL	First Floor	1,248	122.650	153,070
BMT	Basement	1,176	36.800	43,272
WDK	Deck	448	8.150	3,651
GAR	Garage	286	23.500	6,722
CFL	Cathflr	100	128.790	12,879

Net Sketched Area:	4,988			Total:	431,783
Size Ad	3078	Gross Are	4988	FinArea	3078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	FR	1990	0.00	T	29	101						
10	Pool-Conc.	D	Y	1	8X18	A	AV	1980	33.98	T	31.2	101			3,400			3,400
19	Patio	D	Y	1	13X14	A	AV	1990	4.31	T	23.2	101			600			600

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000